

# Minutes - Carlisle Planning Board

November 13, 1967

Present were: H. Hosmer                      F. Smith  
                 J. Macone                      P. Swanson  
                 R. W. McAllister              T. Herndon

The meeting opened with a review by T. Herndon of a proposed 15" diameter drain on Cross Street to be installed by S. Lipton to drain lots along that street. The drain is to extend from existing town drains at the corner of Cross Street and Westford Street for approximately 1000 feet along the side of Cross Street. Mr. Lipton had asked a Planning Board member to be present at the site for him to show the proposal. T. Herndon said that he viewed the area and told Mr. Lipton that to the best of his knowledge, the Planning Board had no specific interest in the project, other than when the subdivision which the pipe is to drain comes to the Board, when it may hire a consultant to check the drainage. If such drainage is found to be inadequate, modifications may be required at that time.

Donald Fox then submitted a "nearly finished" plan for property of Stearns on Sunset Road. Two lots are involved, of four acres or more each. Access to these lots is via a proposed forty foot wide road, which dead ends at the lots proper. The Board found this to be a slightly unusual format, since the Board Rules require a turn around at the end of a dead end of the road if the road is to be acceptable by the town. However, the lots were submitted as "pork chops". It was suggested that perhaps a 40 foot turnaround could be put at the end of the road under the Small Subdivision Regulations, and that thus the road would conform if approval as a town way were sought. Mr. Hosmer also noted that the Board could waive any of its regulations if it deemed such action advisable. Mr. Fox indicated that he would put in the turnaround, and then submit the plan formally.

Mr. DeBonis then took up the matter of the Baldwin Road subdivision with the Board. He strongly objected to the Board's insisting on bringing the development road in from the Baldwin Road Stearns Street intersection. Mr. Hosmer reviewed for Mr. DeBonis all of the points which the Board had considered with regard to the development in question, and pointed out that the Board was not asking DeBonis to buy additional land, but would take it upon itself to arrange easement or other legal conveyance on adjacent lands so that DeBonis could build his road. Mr. DeBonis then indicated that he would be interested in carrying out a widening of Baldwin Road up to Stearns Street in order to comply with an alternate Planning Board requirement. The Board decided that it would discuss the subject further and notify Mr. DeBonis as to its intentions on the matter.

The Carlisle Historical District Study Committee, represented by Mr. George Senkler and Mrs. Richard Bates, outlined their findings with regard to establishing a Historic District in the center of town. They were proposing that all property within a radius of approximately 1200 feet of the monument be established as the Historic District. This represents a compromise number which will encompass most of the houses of interest, and exclude such new de-

velopments as Blaisdell Drive. Mr. McAllister inquired whether the Committee was considering such districts for other, perhaps architecturally worthier, houses scattered about town. Mr. Senkler noted that the State laws permitting the formation of such districts would not allow for each isolated dwelling to comprise a district of its own. A question was raised as to the practical effect of such a district, and Mr. Senkler stated that before exterior modifications could be made to existing structures within the district, approval would have to be given by the commission responsible for that district. Also the exteriors of new structures would have to be approved by the committee. He noted, however, that experience in other towns had shown that this worked little hardship on the owners of such buildings. The Committee then queried the Board as to the effect of the proposed By-Pass on such a district. J. Macone said that he did not have the State plan for the By-Pass as yet, and that he thought it might come through part of this proposed district. In general, the Board approved of the notion of the establishment of this district, and will notify the Historical District Study Committee when the By-Pass plan becomes available.

Mr. Moore of Bedford submitted a plan for Planning Board Approval Not Required, of land of Banwell on North Road. It involved two lots of two acres each. There was some discussion as to whether suitable access to a residual 29 acres was available, and it was determined that adequate access existed. However, since the land owner's name was incomplete and inaccurately spelled, the Board withheld approval until correction was made. Mr. Moore then submitted for Approval Not Required a plan of eleven lots located along Westford Road, belonging to Mr. Cann (formerly land of Towle). The Board agreed to approve the plans.

The endorsement asked for by the Board of Health was discussed. It was generally felt that the endorsement as recorded in the last minutes was too specific in that it noted Health regulations only, and too general in that it implied that health regulations might be the only requirements to be complied with before building on a lot. However, the Board agreed that notice should be served to the prospective lot purchaser that the Town has a number of laws which must be met before a house can be built. (Correction to the minutes of Oct. 23 in this matter -- the last sentence in the proposed endorsement was not that recommended by Mr. Hosmer, but was inserted by the Clerk on the recommendation of Mr. Nilson, Health Inspector.) After more discussion, it was decided that the Clerk should write to the Board of Health and say that until further action of the Planning Board, the following legend will be endorsed on all plans approved by the Board.

"No lot shall be built upon until all requirements of the applicable regulations of the Town of Carlisle are complied with."

The Board then discussed increasing the filing fee for lots from the present \$5.00 to a higher figure, to help cover the added costs of the Board's hiring professional consultants on drainage matters in subdivisions. It was voted to raise the fee to \$15.00 per lot. Mr. Hosmer pointed out that a hearing would be required on this change, and noted that there were several other possible changes to the Board's Rules and Regulations which should be considered at the same time.

The Clerk, as a point of information asked the Board about the nature of conditional approval for subdivisions. Mr. Hosmer explained that either a bond could be submitted by the developer or a covenant could be made between town and builder to prohibit lot sales until full compliance is made with all regulations. Mr. Hosmer said that he would go into this further with the Clerk at a later time.

J. Macone asked about whether or not the Board had approved a road extending from East Riding Drive to Brook Street. He said that a builder was putting up a house on that street, and he doubted if the Board had ever approved the road. The Board agreed that it probably hadn't approved the road, and that the Secretary should contact the Building Inspector to make certain of this.

The Board signed an authorization for the Secretary to sign plans as an agent for the Board. The Secretary stated that he did not intend to sign any plans without first notifying a majority of the Board of the plan and his intent to sign it.

The meeting was then officially adjourned. An informal discussion was held on the DeBonis matter. It was the sense of the meeting that if DeBonis wanted to widen Baldwin Road, that the Board would favor the approval of the subdivision, subject to working out the necessary arrangements within the subdivision, relative to drainage and the Benjamin proposed connector. The widening of Baldwin Road would have to comply in all respects with regulations of the Planning Board for road construction within the subdivisions.

Respectfully Submitted

Terry Herndon

The Carlisle Planning Board will meet  
on Monday November 13, at 8:00 p.m. at  
the Selectmen's office.

The agenda will include:

1. Continuation of the debate with Mr. DeBones about the Baldwin Road subdivision.
2. Mr. Fox is to bring in the plan for land of Stearns on Sunset Road.
3. Joan Bates and others wish to discuss the Historical District Commission's plans, relative to the proposed by-pass around Carlisle center.
4. Mr. Moore of Bedford is to bring in a plan for some portion of the former Towle property on Westford Road.
5. Joe Macone is hoping to have the state proposal for the by-pass for us to see.
6. The endorsement requested by the Board of Health should be acted on.
7. The possibility of increasing filing fees for subdivisions and lots should be considered.
8. ADDENDUM \* What about a formal covenant on all subdivision plans not releasing lots for sale until certified completion of roads of a bond for 125% of the estimated remaining costs is received by the town?